

SECTION B - SERVICES, ORDERING AND PRICES

B.1. Description of Services

The Contractor shall provide all management, supervision, labor, materials, supplies, repair parts, tools, equipment and subcontracts necessary to provide Operation and Maintenance and related services described in this solicitation including inspection, testing, and maintenance of all fire protection systems.

1. Everett M. Dirksen (EMD) U.S. Courthouse
219 South Dearborn Street, Chicago, IL 60604
Building Number: IL0205ZZ
2. John C. Kluczynski (JCK) Federal Building
230 South Dearborn Street, Chicago, IL 60604
Building Number: IL0236FC
3. United States Post Office (USPO) Loop Station
211 South Clark Street, Chicago, IL 60604
Building Number: IL0235FC
4. 11 West Quincy Court
11 West Quincy Court, Chicago, IL 60604
Building Number: IL2125ZZ
5. 200-202 State
202 South State Street, Chicago, IL 60604
Building Number: IL0318ZZ
6. 208-212 State
212 South State Street, Chicago, IL 60604
Building Number: IL0313ZZ
7. 214 State
214 South State Street, Chicago, IL 60604
Building Number: IL0314ZZ
8. 220 State
220 South State Street, Chicago, IL 60604
Building Number: IL0315ZZ
9. 230 State
230 South State Street, Chicago, IL 60604
Building Number: IL0316ZZ
10. 18 West Jackson
18 West Jackson Boulevard, Chicago, IL 60604
Building Number: IL0317ZZ

If there are multiple locations, offerors must submit offers for all locations in order to be considered for award.

Locations 5 through 10 shall be priced together in Sections B.1.0 Offer for Standard Services and B.1.5 Offer for Above Standard Services.

B.1.0 Offer for Standard Services

Location 1, Everett M. Dirksen (EMD) U.S. Courthouse, 219 South Dearborn Street, Chicago, IL 60604

ITEM #	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE (Initial 12 Month Period)	OPTION 1 UNIT PRICE (First Additional 12 Month Period)	OPTION 2 UNIT PRICE (Second Additional 12 Month Period)	OPTION 3 UNIT PRICE (Third Additional 12 Month Period)	OPTION 4 UNIT PRICE (Fourth Additional 12 Month Period)
1.	Standard Services: Operation and Maintenance Services Including Preventive Maintenance, Repair, Service Call and Related Services	Month	12	\$ 203,645.04	\$ 197,776.63	\$ 198,032.60	\$ 198,538.26	\$ 198,455.90
Prompt Payment Discount:		%		Days				

Location 2, John C. Kluczynski (JCK) Federal Building, 230 South Dearborn Street, Chicago, IL 60604

ITEM #	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE (Initial 12 Month Period)	OPTION 1 UNIT PRICE (First Additional 12 Month Period)	OPTION 2 UNIT PRICE (Second Additional 12 Month Period)	OPTION 3 UNIT PRICE (Third Additional 12 Month Period)	OPTION 4 UNIT PRICE (Fourth Additional 12 Month Period)
1.	Standard Services: Operation and Maintenance Services Including Preventive Maintenance, Repair, Service Call and Related Services	Month	12	\$ 91,387.69	\$ 89,366.43	\$ 89,243.07	\$ 89,357.74	\$ 91,570.29
Prompt Payment Discount:		%		Days				

Location 3, United States Post Office (USPO) Loop Station, 211 South Clark Street, Chicago, IL 60604

ITEM #	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE (Initial 12 Month Period)	OPTION 1 UNIT PRICE (First Additional 12 Month Period)	OPTION 2 UNIT PRICE (Second Additional 12 Month Period)	OPTION 3 UNIT PRICE (Third Additional 12 Month Period)	OPTION 4 UNIT PRICE (Fourth Additional 12 Month Period)
1.	Standard Services: Operation and Maintenance Services Including Preventive Maintenance, Repair, Service Call and Related Services	Month	12	\$ 44,339.42	\$ 42,042.04	\$ 42,089.83	\$ 42,297.18	\$ 42,166.49
Prompt Payment Discount:		%		Days				

Location 4, 11 West Quincy Court, 11 West Quincy Court, Chicago, IL 60604

ITEM #	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE (Initial 12 Month Period)	OPTION 1 UNIT PRICE (First Additional 12 Month Period)	OPTION 2 UNIT PRICE (Second Additional 12 Month Period)	OPTION 3 UNIT PRICE (Third Additional 12 Month Period)	OPTION 4 UNIT PRICE (Fourth Additional 12 Month Period)
1.	Standard Services: Operation and Maintenance Services Including Preventive Maintenance, Repair, Service Call and Related Services	Month	12	\$ 34,560.55	\$ 32,299.72	\$ 32,344.26	\$ 32,467.17	\$ 32,418.89
Prompt Payment Discount:		%		Days				

Location 5, 200-202 State, 202 South State Street, Chicago, IL 60604
 Location 6, 208-212 State, 212 South State Street, Chicago, IL 60604
 Location 7, 214 State, 214 South State Street, Chicago, IL 60604
 Location 8, 220 State, 220 South State Street, Chicago, IL 60604
 Location 9, 230 State, 230 South State Street, Chicago, IL 60604
 Location 10, 18 West Jackson, 18 West Jackson, Chicago, IL 60604

ITEM #	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE (Initial 12 Month Period)	OPTION 1 UNIT PRICE (First Additional 12 Month Period)	OPTION 2 UNIT PRICE (Second Additional 12 Month Period)	OPTION 3 UNIT PRICE (Third Additional 12 Month Period)	OPTION 4 UNIT PRICE (Fourth Additional 12 Month Period)
1.	Standard Services: Operation and Maintenance Services Including Preventive Maintenance, Repair, Service Call and Related Services	Month	12	\$ 2,208.00	\$ 2,214.17	\$ 2,216.87	\$ 2,221.21	\$ 2,222.18
Prompt Payment Discount:				%	Days			

B.1.1 Offer for Above Standard Services

Location 1, Everett M. Dirksen (EMD) U.S. Courthouse, 219 South Dearborn Street, Chicago, IL 60604

ITEM #	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE (Initial 12 Month Period)	OPTION 1 UNIT PRICE (First Additional 12 Month Period)	OPTION 2 UNIT PRICE (Second Additional 12 Month Period)	OPTION 3 UNIT PRICE (Third Additional 12 Month Period)	OPTION 4 UNIT PRICE (Fourth Additional 12 Month Period)
1.	Overtime Services Requested by the Government Refer to Notes 2, 3, 4	Hour	200	(b) (4)				
2.	Emergency Call-Back Services During Other Than Normal Working Hours Refer to Notes 2, 3	Hour	N/A					
3.	Additional Services Refer to Notes 2, 3, 4	Hour	300					
4.	Maintenance Repair Services Over \$2,000 Refer to Notes 2, 3	Hour	250					
5.	Non-Destructive Chiller Tube Eddy Current Testing	Job	N/A					

ITEM #	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE (Initial 12 Month Period)	OPTION 1 UNIT PRICE (First Additional 12 Month Period)	OPTION 2 UNIT PRICE (Second Additional 12 Month Period)	OPTION 3 UNIT PRICE (Third Additional 12 Month Period)	OPTION 4 UNIT PRICE (Fourth Additional 12 Month Period)
6.	Maintenance Repair Services for Agency Owned Equipment Refer to Notes 2, 6	Hour	25	(b) (4)				
7.	Standard Coefficient (Mark up for parts, materials and subcontracts)	Job	\$ 90,000					
8.	Preventive Maintenance of Fluorescent Lighting Fixture (Washing and Relamping) Refer to Note 7	Per Fixture	150					
9.	Preventive Maintenance of Fluorescent Lighting Fixture (Relamping Only). Refer to Note 7	Per Fixture	150					

B.1.2 Offer for Above Standard Services

Location 2, John C. Kluczynski (JCK) Federal Building, 230 South Dearborn Street, Chicago, IL 60604

ITEM #	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE (Initial 12 Month Period)	OPTION 1 UNIT PRICE (First Additional 12 Month Period)	OPTION 2 UNIT PRICE (Second Additional 12 Month Period)	OPTION 3 UNIT PRICE (Third Additional 12 Month Period)	OPTION 4 UNIT PRICE (Fourth Additional 12 Month Period)
1.	Overtime Services Requested by the Government Refer to Notes 2, 3, 4	Hour	200	(b) (4)				
2.	Emergency Call-Back Services During Other Than Normal Working Hours Refer to Notes 2, 3	Hour	N/A					
3.	Additional Services Refer to Notes 2, 3, 4	Hour	300					
4.	Maintenance Repair Services Over \$2,000 Refer to Notes 2, 3	Hour	250					

ITEM #	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE (Initial 12 Month Period)	OPTION 1 UNIT PRICE (First Additional 12 Month Period)	OPTION 2 UNIT PRICE (Second Additional 12 Month Period)	OPTION 3 UNIT PRICE (Third Additional 12 Month Period)	OPTION 4 UNIT PRICE (Fourth Additional 12 Month Period)
5.	Non-Destructive Chiller Tube Eddy Current Testing	Job	N/A	(b) (4)				
6.	Maintenance Repair Services for Agency Owned Equipment Refer to Notes 2, 6	Hour	25					
7.	Standard Coefficient (Mark up for parts, materials and subcontracts)	Job	\$ 50,000					
8.	Preventive Maintenance of Fluorescent Lighting Fixture (Washing and Relamping) Refer to Note 7	Per Fixture	200					
9.	Preventive Maintenance of Flourescent Lighting Fixture (Relamping Only). Refer to Note 7	Per Fixture	200					

B.1.3 Offer for Above Standard Services

Location 3, United States Post Office (USPO) Loop Station, 211 South Clark Street, Chicago, IL 60604

ITEM #	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE (Initial 12 Month Period)	OPTION 1 UNIT PRICE (First Additional 12 Month Period)	OPTION 2 UNIT PRICE (Second Additional 12 Month Period)	OPTION 3 UNIT PRICE (Third Additional 12 Month Period)	OPTION 4 UNIT PRICE (Fourth Additional 12 Month Period)
1.	Overtime Services Requested by the Government Refer to Notes 2, 3, 4	Hour	40	(b) (4)				
2.	Emergency Call-Back Services During Other Than Normal Working Hours Refer to Notes 2, 3	Hour	N/A					
3.	Additional Services Refer to Notes 2, 3, 4	Hour	75					
4.	Maintenance Repair Services Over \$2,000 Refer to Notes 2, 3	Hour	55					

ITEM #	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE (Initial 12 Month Period)	OPTION 1 UNIT PRICE (First Additional 12 Month Period)	OPTION 2 UNIT PRICE (Second Additional 12 Month Period)	OPTION 3 UNIT PRICE (Third Additional 12 Month Period)	OPTION 4 UNIT PRICE (Fourth Additional 12 Month Period)
5.	Non-Destructive Chiller Tube Eddy Current Testing	Job	N/A	(b) (4)				
6.	Maintenance Repair Services for Agency Owned Equipment <i>Refer to Notes 2, 6</i>	Hour	25					
7.	Standard Coefficient (Mark up for parts, materials and subcontracts)	Job	\$ 2,000					
8.	Preventive Maintenance of Fluorescent Lighting Fixture (Washing and Relamping) <i>Refer to Note 7</i>	Per Fixture	25					
9.	Preventive Maintenance of Flourescent Lighting Fixture (Relamping Only). Refer to Note 7	Per Fixture	25					

B.1.4 Offer for Above Standard Services

Location 4, 11 West Quincy Court, 11 West Quincy Court, Chicago, IL 60604

ITEM #	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE (Initial 12 Month Period)	OPTION 1 UNIT PRICE (First Additional 12 Month Period)	OPTION 2 UNIT PRICE (Second Additional 12 Month Period)	OPTION 3 UNIT PRICE (Third Additional 12 Month Period)	OPTION 4 UNIT PRICE (Fourth Additional 12 Month Period)
1.	Overtime Services Requested by the Government <i>Refer to Notes 2, 3, 4</i>	Hour	30	(b) (4)				
2.	Emergency Call-Back Services During Other Than Normal Working Hours <i>Refer to Notes 2, 3</i>	Hour	30					
3.	Additional Services <i>Refer to Notes 2, 3, 4</i>	Hour	75					
4.	Maintenance Repair Services Over \$2,000 <i>Refer to Notes 2, 3</i>	Hour	55					

ITEM #	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE (Initial 12 Month Period)	OPTION 1 UNIT PRICE (First Additional 12 Month Period)	OPTION 2 UNIT PRICE (Second Additional 12 Month Period)	OPTION 3 UNIT PRICE (Third Additional 12 Month Period)	OPTION 4 UNIT PRICE (Fourth Additional 12 Month Period)
5.	Non-Destructive Chiller Tube Eddy Current Testing	Job	N/A	(b) (4)				
6.	Maintenance Repair Services for Agency Owned Equipment <i>Refer to Notes 2, 6</i>	Hour	25					
7.	Standard Coefficient (Mark up for parts, materials and subcontracts)	Job	\$ 12,000					
8.	Preventive Maintenance of Fluorescent Lighting Fixture (Washing and Relamping) <i>Refer to Note 7</i>	Per Fixture	60					
9.	Preventive Maintenance of Flourescent Lighting Fixture (Relamping Only). Refer to Note 7	Per Fixture	60					

B.1.4 Offer for Above Standard Services

Location 5, 200-202 State, 202 South State Street, Chicago, IL 60604

Location 6, 208-212 State, 212 South State Street, Chicago, IL 60604

Location 7, 214 State, 214 South State Street, Chicago, IL 60604

Location 8, 220 State, 220 South State Street, Chicago, IL 60604

Location 9, 230 State, 230 South State Street, Chicago, IL 60604

Location 10, 18 West Jackson, 18 West Jackson, Chicago, IL 60604

ITEM #	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE (Initial 12 Month Period)	OPTION 1 UNIT PRICE (First Additional 12 Month Period)	OPTION 2 UNIT PRICE (Second Additional 12 Month Period)	OPTION 3 UNIT PRICE (Third Additional 12 Month Period)	OPTION 4 UNIT PRICE (Fourth Additional 12 Month Period)
1.	Overtime Services Requested by the Government Refer to Notes 2, 3, 4	Hour	22	(b) (4)				
2.	Emergency Call-Back Services During Other Than Normal Working Hours Refer to Notes 2, 3	Hour	20					

ITEM #	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE (Initial 12 Month Period)	OPTION 1 UNIT PRICE (First Additional 12 Month Period)	OPTION 2 UNIT PRICE (Second Additional 12 Month Period)	OPTION 3 UNIT PRICE (Third Additional 12 Month Period)	OPTION 4 UNIT PRICE (Fourth Additional 12 Month Period)
3.	Additional Services Refer to Notes 2, 3, 4	Hour	60	(b) (4)				
4.	Maintenance Repair Services Over \$2,000 Refer to Notes 2, 3	Hour	40					
5.	Non-Destructive Chiller Tube Eddy Current Testing	Job	N/A					
6.	Maintenance Repair Services for Agency Owned Equipment Refer to Notes 2, 6	Hour	5					
7.	Standard Coefficient (Mark up for parts, materials and subcontracts)	Job	\$ 4,000					
8.	Preventive Maintenance of Fluorescent Lighting Fixture (Washing and Relamping) Refer to Note 7	Per Fixture	84					
9.	Preventive Maintenance of Flourescent Lighting Fixture (Relamping Only). Refer to Note 7	Per Fixture	84					

Note 1. Offeror must submit offers for all locations in order to be considered for award. Offerors must submit prices for all four of the options periods, in addition to the initial period, to be considered for award. Renewal options shall be priced using the wage determination contained in this solicitation. Upon exercising a renewal option, the contract price will be adjusted in accordance with FAR 52.222-43 Fair Labor Standards Act and Service Contract Labor Standards - Price Adjustment (Multiple Year and Option Contracts) (May 2014)

Note 2. All the contractor's labor hour prices must include expenses for overhead, General and Administrative (G&A) and profit. Thus no separate allowance for travel time, overhead, G&A or profit will be applied when hourly services are ordered.

Note 3. The number of hours of emergency call-back, overtime, additional services, service calls and maintenance repair is for evaluation purposes only and is based on an estimate of the Government's anticipated need for such service. At locations 5, 6, 7, 8, 9, 10 all repairs will be considered reimbursable repairs.

Note 4. Offerors are cautioned not to confuse overtime services with additional services. Additional Services are defined as any work requested by the Government that is within the scope of this contract but in addition to the contract requirements. Overtime services are defined as work within the scope of the contract originally intended to be performed during normal working hours, where the Government requests the work be performed outside of normal working hours to expedite the return of a piece of equipment to operating condition or to minimize disruption to tenants.

Note 5. Preventive maintenance of tenant owned equipment specifically identified on the Tenant Owned Equipment List is included as part of the standard services. Do not include any cost to repair tenant owned equipment identified on the Tenant Owned Equipment List. Repair of tenant owned equipment when ordered by the CO or designee will be priced in accordance with the Additional Services pricing.

Note 6. The GSA Form 300 will describe the service (for orders of \$2,500.00 or more) to be provided and will establish, excluding emergencies as determined by the Contracting Office (CO) or the Contracting Officer's Representative (COR), the maximum number of hours for which the contractor will be compensated. Orders of \$2,500.00 or less may be processed using the Governmentwide commercial purchase card, which is the preferred method to purchase and to pay for micropurchases. Individual orders for additional services involving more than forty (40) hours will only be issued with the assent of the contractor.

Note 7. The Government will not require the Contractor to perform preventive maintenance (PM) on Fluorescent Lighting Fixtures as part of the basic monthly service; therefore, the Contractor shall not include any costs for this service in the basic monthly price. The Contractor is still required to perform lighting services as indicated in Section C, Paragraph C.23 Service Requests.